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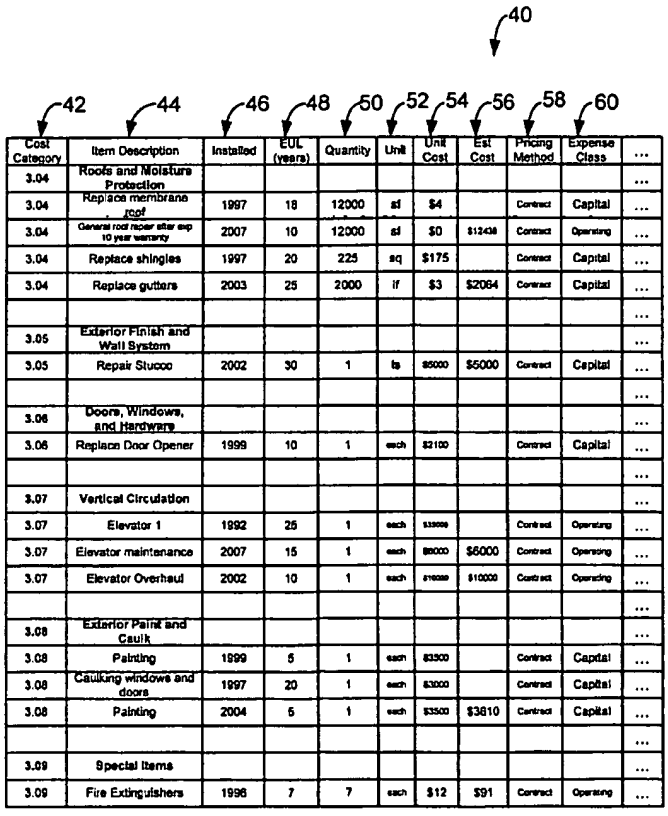

Cost Category	Item Description	Installed	EUL (years)	Quantity	Unit	Unit Cost	Est Cost	Pricing Method	Expense Class	...
3.04	Roofs and Moisture Protection									...
3.04	Replace membrane roof	1997	18	12000	sf	$4		Contract	Capital	...
3.04	General roof repair after exp 10 year warranty	2007	10	12000	sf	$0	$12438	Contract	Operating	...
3.04	Replace shingles	1997	20	225	sq	$175		Contract	Capital	...
3.04	Replace gutters	2003	25	2000	lf	$3	$2064	Contract	Capital	...
										...
3.05	Exterior Finish and Wall System									...
3.05	Repair Stucco	2002	30	1	ls	$5000	$5000	Contract	Capital	...
										...
3.06	Doors, Windows, and Hardware									...
3.06	Replace Door Opener	1999	10	1	each	$2100		Contract	Capital	...
										...
3.07	Vertical Circulation									...
3.07	Elevator 1	1992	25	1	each	$33000		Contract	Operating	...
3.07	Elevator maintenance	2007	15	1	each	$6000	$6000	Contract	Operating	...
3.07	Elevator Overhaul	2002	10	1	each	$10000	$10000	Contract	Operating	...
										...
3.08	Exterior Paint and Caulk									...
3.08	Painting	1999	5	1	each	$3500		Contract	Capital	...
3.08	Caulking windows and doors	1997	20	1	each	$3000		Contract	Capital	...
3.08	Painting	2004	5	1	each	$3500	$3810	Contract	Capital	...
										...
3.09	Special Items									...
3.09	Fire Extinguishers	1998	7	7	each	$12	$91	Contract	Operating	...

(57) Abstract: A system and method for assessing the condition and future fiscal needs of a plurality of facilities, such as real property wherein the system can forecast based upon a plurality of factors such as the real property value, the type of facility, and the equipment, systems and processes used at the facilities. A user of the system is provided with a template (40) to input relevant data about the facilities such that an accurate financial forecast can be generated by financial forecasting module resident in the system that forecasts at least future fiscal expenditures for one or more facilities of the plurality of facilities based upon the input data, and the system selectively generates reports to the user illustrating various forecasted fiscal expenditures for one or more of the facilities.

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FACILITY CONDITION ASSESSMENT AND DATA MANAGEMENT SYSTEM

BACKGROUND OF THE INVENTION

1. *Field of the Invention*

The present invention generally relates to computer systems and financial forecasting software. More particularly, the present invention relates to a financial forecasting system that can automatically estimate fiscal expenditures related to one or more facilities, to include real property and associated operating expenses, and display the projected fiscal expenditures to the user of the system in one or more reports.

2. *Description of the Related Art*

The process of determining the future financial needs, operating profitability and cash flow-generating ability of a facility requires a great deal of expertise. Moreover, the forecasting for a number of facilities that are different, with different processes, cost and revenue generation is very difficult, require a wide range of expertise and familiarity of the operation of each of the various types of facilities. The existing approach to the process typically consists of a number of manually-driven steps by an accountant or expert to determine the profitability and cash flow-generating ability for the plurality of facilities.

The problem associated with facility financial forecasting is acute with large corporations and sophisticated users that own many different types of facilities, and also have an implicit fiscal strategy for their facilities portfolios. To generate a fiscal forecast, one typically relies on general accounting procedures (initial cost data adjusted for depreciation and inflation) to project long-term cost and effective useful life data. However, the sophisticated facilities owner needs explicit information on how the facilities will perform in real estate cost versus operating and capital expenses. Further, all users implement their transactional strategies, from scanning new market properties in the market and existing space, to negotiating a lease or buy component, to occupancy based upon the valuation of experts and individuals whose techniques and methods vary widely. In effect, there is, presently, no rigorous means for evaluating the future fiscal needs of a plurality of facilities and for assisting those users transacting business on the ownership of the facilities. Without a common method to evaluate and forecast long-term fiscal requirements and value for the ownership of a portfolio of facilities, a costly mistake can very easily be made.

In regard to specific types of facilities in specific industries, the historical data used for evaluation and benchmarking purposes is generally unavailable or is poorly defined, outdated, limited in scope, or is proprietary information. Furthermore, current industry

data is primarily limited to reporting capital depreciation, annual operating expenses and utilizing the users own projected cost data and reports, and thus, very little meaningful or standardized data is generally available to the non-sophisticated user. Parties in the industry are otherwise not willing to commit the time and technical or financial resources to collect and analyze documented data and maintain the detailed reports that could be utilized to establish a base group of valuation factors for facilities in that industry.

There are systems in the prior art that perform general real estate valuation and fiscal forecasting. One prior art system provides a computerized system for automatically spreading and analyzing historical financial statements and generating financial forecasts. The system receives and stores information about a company and forecasts parameters, including, for example, inflation adjustments, exchange rates, last historic year, and historical account data for the company, and then automatically generates financial forecasts for the company. The relevant data can be imported to the system and exported from the system, for example, over a network. However, this and other general systems typically do not have the specific unique areas necessary to generate a highly accurate forecast for the operation of unique facilities or a plurality of disparate facilities.

There are also real property-specific valuation systems that attempt to valuate solely real property value over a given period of time. One prior art system is a computer-implemented real estate appraisal system wherein the computer is provided with property data describing the subject property and the area in which the subject property is located. Such system uses an AI approach, such as a neural-network, to generate a report containing an appraised value for the subject property based upon the property data. That system only attempts to valuate real property and typically uses objective data gathered on-site or otherwise adjusts the valuation based upon the price of comparable properties. Another computer-implemented method for determining comparative values of comparable properties determines values of comparable properties based on an assessment of percentages and sales of the comparable properties, and relying primarily on property tax rates of the respective properties. The derived comparable property values are then used to determine a value for a subject property.

This system of providing a prioritized rank or ordinal scale of various comparable properties in relation to the subject property is highly subject to fault. The appraiser may mistakenly indicate that one comparable property is more valuable than another comparable property or the subject property, and the tax roles and sales prices may not currently reflect the actual market. Finally, there is no other method to determine

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comparative valuation for the comparable properties other than the personal, subjective input from the appraiser.

Accordingly, it would be advantageous to provide a system and method to conduct facility and system condition assessments, tracking repair and improvement costs, and developing long-term capital and operating reserve expense reports. The system should utilize the most accurate data available and ensure that common and consistent criteria are utilized in valuating each specific facility. The system should also provide reports to a user that show expected expenditures, with or without inflation, throughout the life term of one or more of the facilities, or component of the facilities, for any specified budget term. It is to the provision of such a system and method for assessing the condition of one or more facilities and forecasting fiscal information of those facilities that the present invention is primarily directed.

SUMMARY OF THE INVENTION

The present invention is a system and method for assessing the condition and future fiscal needs of a plurality of facilities, such as real property wherein the system can create a fiscal forecast based upon a plurality of factors such as the real property value, the type of facility, and the equipment, systems and processes used at the facilities. A user of the system is provided with a template to input relevant data about the facilities such that an accurate financial forecast can be generated by financial forecasting module resident in the system that forecasts at least future fiscal expenditures for one or more facilities of the plurality of facilities based upon the input data, and the system selectively generates reports to the user illustrating various forecasted fiscal expenditures for one or more of the facilities.

The system particularly includes a template data input provided to a user of the system requests data to be input based upon the nature of the facilities desired forecasted such that a common set of industry-specific data can be gathered. Once the user selectively inputs data about the plurality of facilities into the system, a financial forecasting module that forecasts at least future fiscal expenditures for one or more facilities of the plurality of facilities based upon the input data. The system selectively generates reports including the forecasted fiscal expenditures for at least one of the plurality of facilities to the user of the system as requested. The financial forecasting module can forecast the future maintenance costs, operational and capital costs, renovation costs, replacement costs for the equipment, amortization over a predetermined number of years, future costs per a predetermined unit, and costs for the systems, and processes for

one or more facilities of the plurality of facilities. The financial forecasting module can also forecast cost data for redundant items present at the plurality of facilities, such as fire extinguishers.

The report provided to the user can be a spreadsheet display or graph of the forecasted fiscal expenditures, or a budget for a predetermined number of future years for one or more facilities of the plurality of facilities. The generated report can also forecast a future average expense for one or more of plurality of facilities.

The inventive method for assessing the fiscal needs of a plurality of facilities using a computer system having a data input and a display includes the steps of inputting data for the plurality of facilities through a template on the data input of the computer system, generating a financial forecast on the computer system for at least future fiscal expenditures for one or more of the facilities of the plurality of facilities based upon the input data, and generating a report including the forecasted fiscal expenditures for at least one of the plurality of facilities. The method further preferably includes the step of displaying the report on the display of the computer system.

The step of inputting data through a template is preferably inputting data through a template based upon the nature of the facilities desired forecasted, or a facility-specific template. Depending upon the embodiment, the step of generating a financial forecast includes the step of either forecasting the future maintenance costs, operational and capital costs, renovation costs, replacement costs for the equipment, amortization over a predetermined number of years, future costs per a predetermined unit, and costs for the systems, and processes, or some combination thereof for one or more facilities of the plurality of facilities. And the step of generating a report can be generating a spreadsheet display or graph of the forecasted fiscal expenditures, a capital or operating reserve budget, or a future average expense for a predetermined number of future years, or some combination thereof for one or more facilities of the plurality of facilities.

The present inventive system and method is particularly a software tool designed to conduct facility and system condition assessments that can track repair and improvement costs and develop long-term capital and operating reserve expense reports. Users can easily print reports to show expected expenditures, with or without inflation, throughout the life term of the plant facility or system for any specified budget term. Expenses can be classified and filtered in the reports as capital or operating expenses and include capital depreciation expense projections. Through the use of templates to gather and store standardized information, setup time for new audits and the potential for data

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entry errors are greatly reduced. The system is designed to efficiently and effectively manage data for the single stand-alone facility or for complex properties such as campus-style facilities or multiple site real estate portfolios. The software system can also be utilized to project expenses of industry processes and systems at the facilities, such as manufacturing processes and any sub-processes.

More specifically, the system can determine capital and operating costs for building(s) immediate needs and for the remaining projected life cycles and term of capital depreciation, in the for-profit and not-for-profit industry sectors. These industry sectors (the Industry) include stand-alone real estate properties (Individual Properties), multi-building properties (Campus), and commercial real estate portfolios (Portfolio). Reports generated by the system can be used for financial and economic forecasting, real estate appraisals, establishing pricing rates and rate adjustments, consultation, investment analysis, obtaining industry accreditations and financial ratings, short- and long-term asset management planning including managing preventive maintenance programs, establishing asset management, expansion, renovation and exit strategies, asset and asset management team evaluation, statistical and benchmark data compilation and management. The software of the system can be downloadable from a network (such as the Internet), or on a pre-recorded media such as floppy discs, CD-ROMs, and DVDs.

The use of the template allows the standardization of the format and data entry procedures to enable the compilation and evaluation of the database into a series of reports that are designed to meet the specific needs of each sector of the Industry. The reports that are provided to the user can be in the form of menus, spreadsheet reports, summary table reports, graph and chart reports, procedural formats and checklists, building type models and checklists, unit costs data, effective useful life data, and terms and definitions unique to the target Industry.

Other objects, features, and advantages of the present invention will become apparent after review of the hereinafter set forth Brief Description of the Drawings, Detailed Description of the Invention, and the Claims.

BRIEF DESCRIPTION OF THE DRAWINGS

Fig. 1 is a representative diagram of the inventive system embodied on a network, and executable on both server-side and client-side resources.

Fig. 2 is an exemplary template for input of data relative to exterior maintenance of a facility.

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Fig. 3 is an exemplary report detailing the current cost per heated square foot for a group of four facilities.

Fig. 4 is an exemplary report illustrating the four-year forecasted capital reserves requires for a group of four facilities based upon data input to the system.

Fig. 5 is an exemplary area budget annual reserve forecasted for eight years for a portfolio of facilities.

Fig. 6 is a cost summary for each of the cost categories per each facility or property owned, and the combined total of cost categories of the properties.

Fig. 7A is an object model of the facility condition assessment and data management system.

Fig. 7B is a continuation of the object model of Fig. 7A.

Fig. 8 is a flowchart illustrating the elementary process executing on the computer containing the inventive facility condition assessment and data management system.

DETAILED DESCRIPTION OF THE INVENTION

Two copies of a CD-ROM Appendix have been submitted at the United States Patent and Trademark Office in the priority document of this application U.S. Application Serial No. 10/050,693, in accordance with 37 CFR §1.52, and are incorporated herein by this reference. The Appendix comprises a single CD-ROM, created on January 4, 2002 that includes 169 files in C++, and several JPG files, all of which are in ASCII format and viewable by any reader of ASCII text, such as Microsoft Notepad or Word. The code on the CD-ROM, when compiled, will create an executable file that, when run, will install an embodiment of the facility condition assessment and data management system as described herein on a computer platform.

With reference to the figures in which like numerals represent like elements throughout, Fig. 1 is a system 10 for assessing the condition and future fiscal needs of a plurality of facilities, such as real property. The system 10 can be implemented on a stand-alone computer 12, with a report displayed on a screen 13, that is in wired connection to the Internet 14 or other network. However, the system 10 can also be implemented on any computer platform such as a personal digital assistant (PDA) 18, with a display screen 19, or a laptop computer 20 with a display screen 21, both of which can be in a wireless communication with the Internet 14 or network.

The computers 12,18,20 can be in communication with a server 16 across the Internet 14, and the server 16 can provide the forecasting application to the computers. The server-side components can also include a separate database 28 with stored

application and application data that is transferable across the Internet 14 to the computers 12, 18,20. The server-side can further include a stored records database 30 storing client records and data from using the system 10 as is further described herein. Additionally, the server-side resources can include a stand-alone application server 32 solely providing support for client applications of the forecasting system. Other system components can be used to provide the forecasting application herein specified as would be apparent to one of skill in the art.

A user of the system is provided with a master template data input, such as template 40 in Fig. 2, to input relevant data about the facilities such that an accurate financial forecast can be generated by a financial forecasting module resident in the system 10. Master files will contain generic repair, improvement and capital and operating reserve data to assist in quick preparation of audits and forecasted expenses. Frequently used groupings and descriptions stored in a master file is easily and quickly brought into an audit, saving valuable time that might otherwise be spent typing the same data for multiple audits. As can be seen in the template 40, the cost category 42 is given a numerical identifier and a specific description of the category is given in column 44. The items are particular to the type of facility for which the template is gathering data. The date that the item was installed (if applicable) is input in column 46 with an expected estimated useful life given, in column 48, which allows a prediction on future replacement of the item.

The quantity of the items (if applicable) are entered, in column 50, and the quantity can be descried in whatever application unit one desires, such as per unit, square foot, linear foot, and the like. The unit is then input into its own column 52 so that a unit cost can be either manually input or automatically generated, as seen in column 54. An estimated cost of a future replacement of the item can then be made, as seen in column 56, and will be made depending upon the duration of the forecast generated. The pricing method can be specified as being variable, contract, or a similar designation, as shown in column 58, to assist in showing the basis of purchase for the item. The template can also allow an expense classification, such as is shown in column 60, whereby a user can specifically state what category the expense will fall under, such as capital expense in purchase or operating expense. A default category can be assumed in the template if so desired.

The template can then display the cost of each item for each incident year forecasted should the template include a report section, and other columns for each

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successive can be shown with the costs based upon the input data. The template 40 therefore provides a consistent set of master data for each item associated with a particular type of category or industry. Thus, the categories in template 40 are for the exterior of a building. However, if the facility has other systems and associated processes, the processes can be come items in the forecast, such as supply maintenance, personnel, utilities, and other like items. The template 40 can therefore utilize expertise for the particular facility, such as schools, apartments, condominiums, offices, factories and the system 10 will aggregate the data to forecast fiscal data for a group of the facilities, such as is found in a college campus, retirement community, churches, resorts, health care campus, corporate campus, or similar type of endeavor.

Individual expenses are preferably grouped and titled conveniently by division for each audit and area budget. Each industry, such as the retail or hospitality industries, will typically utilize common division titles. A division could include groupings that are either function-based or material-based. For a plant facility audit such as a retirement community, function-based groupings are typically divisions titled Site Improvements, Building Structure, Building MEP (mechanical, electrical and plumbing) Systems and Interior Finishes. Material-based divisions may include Furniture, Fixture & Equipment (FF&E) and Annual Operating Expenses. Commercial retail or office buildings rental properties may have a division titled CAM (common area maintenance). At the division level, reports summarize the cost category data collected from each area budget into division totals.

A further breakdown of the division is a "cost category." For example in an audit of a retirement community, a function-based division of Building Structure may be broken down to include cost categories titled Floor Systems, Roof & Waterproof Systems, or Exterior Finish Systems; Building MEP Systems may have cost categories titled HVAC Systems, Plumbing Systems, Fire Sprinkler Systems and Electrical Systems. A non-function-based division titled FF&E may be broken down to include cost categories titled Furniture, Furnishings, Kitchen Equipment, Laundry Equipment, or Vehicles, Annual Operating Expenses may include Salaries, Insurance, Miscellaneous Tools, or Utilities. At this level, a report summarizes the subcategory cost data collected from each area budget into category cost totals.

The subcategory cost level is the level wherein each unique subcategory cost item and associated cost data may be entered into an area budget. Data associated with each subcategory cost can include, for example: budget type (repair, improvement, or reserve

budget), forecasting method (year-of-incidence, amortization, pooling, percent increase or manual), quantity, unit cost, effective useful life, expense classification (capital or operating), pricing method (contract or material only), install year and end year. Capital depreciation data may also be entered for capital expense items. Where reserve budget subcategory cost items of the same generic description and cost data are found in one or more locations, the related generic data may be entered in at the "cost data" level. An example of a common cost would be fire extinguishers of a specified size that have the same generic data regardless of how often they are found throughout the property. Data unique to a specific subcategory cost item can only be entered at the subcategory level and includes: description, quantity, year installed and end year. Cost data entered in at the cost data level is generic data associated with a reserve budget subcategory cost item to be used throughout the audit. The generic data for the cost data items includes a generic description, unit type, unit cost, effective useful life, expense classification, and pricing method. As pricing or other generic data may change, changes can be administered at the cost data level, populating throughout the entire audit.

Once the system 10 has the master data for the facility, the system 10 can generate several types of reports to display to the user of the system 10. The forecasted cost can be illustrated in a wide variety of manners. The financial forecasting module within the program can forecast many possible fiscal items for the plurality of facilities of a portfolio, such as future maintenance costs, future operational costs, renovation costs, replacement costs for the equipment or processes, amortization and depreciation, costs for the systems and processes, future costs per a predetermined unit, the operational and capital costs, a future average expense or cost data for redundant items present at the plurality of facilities, or a combination thereof. All of these forecasts are then selectively displayable to the user, on the displays 13,19,21 of the computer 12,18,20, or in printed form, or both. To save the user from repetitive entry of redundant install dates, report terms, or report functions, default settings automatically enter the predetermined data into the templates, reports and other software functions. This saves the user considerable time and greatly reduces the potential for errors

Fig. 3 is an example of a report in graph form displayed to the user that details the current cost per heated square foot for a group of four facilities: Apartments A-C and a Clubhouse. Thus, an owner of the facilities can use this report to ascertain what the cost per unit within the facilities is for active living space. The graph report in Fig. 3 also includes an average for the facilities indicated with a line on the graph.

In Fig. 4, there is shown a report in spreadsheet format illustrating the four-year forecasted reserves required for income producing facilities, Apartments A-C, based upon data input to the system 10. This report allows a user to budget reserves for the ongoing ownership of the properties. Further, the user can determine the reserve requirements for each of the individual facilities through the itemized costs listed on the spreadsheet, and can classify the reserve for the entire portfolio or any one of the properties

Fig. 5 is another example of a report illustrating in graph form an area budget annual reserve forecasted for eight years for a portfolio of facilities. The use of the graph form here visually conveys the increases in area budgets over the years, such as the dramatic increase shown for 2008. The average line on the graph of Fig. 5 can move in accord with the number of years forecasted in the report. Each area budget will include information typically associated with a specific building, improvement, system or other expense budget. Area budgets are preferably classified as either income or non-income to the owner to develop annual unit reserve cost data for a revenue unit of an area budget. For example, the total annual expense per an apartment unit, health care bed or square foot of a retail center or office building can be forecasted. And these annual unit cost reports allocate the expenses associated with each non-income budget over the income budgets to achieve the total annual unit cost.

Area budgets classified as income producing may include a rental apartment, office, retail shop, health care facility or a manufacturing system. Non-income producing budgets are those distinct budgets that are a component of the plant facility or system but do not directly generate the income. Examples may include common area buildings and improvements such as site improvements, clubhouses, central energy plants, FF&E (furniture, fixtures and equipment) and annual operating expenses.

Accordingly, the report to the user can be a spreadsheet display of the forecasted fiscal expenditures, such as in Fig. 4, a budget for a predetermined number of future years for one or more facilities of the plurality of facilities, a graph of the forecasted fiscal expenditures for one or more facilities of the plurality of facilities such as in Figs. 3 and 5, or another form of graphical conveyance of the forecasted fiscal data created in the system 10.

Fig. 6 illustrates a summary spreadsheet 62 of the costs for each of a plurality of golf course properties. Golf Course A (column 63), Golf Course B (column 64), Golf Course C (column 65), with totals of the category cost s appearing in column 66. The subtotals of cost for each property are in row 67, which also includes the grand total of all

costs for the properties. The costs in the categories can be adjusted for inflation for any number of forecasted years. This report allows analysis of cost categories and identification of those individual budgets generating the greatest costs. This report is particularly advantageous to maximize collective purchase power, and gain a contract negotiation advantage by combining multiple years or occurrences of expenses.

The object model of the facility condition assessment and data management system is shown in Figs. 7A-7B. The source code in C++ on the CD ROM Appendix referenced and incorporated herein embodies this object model. An audit module 70 having the AuditID as its primary key provides functionality to perform an audit on the input data. The areabudget module 72, with a primary key of the areabudgetid and a foreign key of the audited for module 70 allows for the generation of an area budget, such as shown in Fig. 5. The depreciation module 76, with a primary key of deprieciationid and foreign keys of the areabudgetid and subcategoryid provide a depreciation function to the Area Budget and other cost subcategories when necessary. The areaallocation module 74, with a primary key of the allocationid, allows allocation within the Area Budget. The cost subcategory module 78, with a primary key of subcategoryid and the foreign keys of areabudgetid, categoryid and costcodeid, allows for creation of subcategory objects. The forecasting module 80, with a primary key of forecastingid, contains the specific forecast amount for a year. The cost category module 82, with a primary key of a categoryid and the foreign key of divisionid, provide a higher-level category to the item. The division module 84 is the highest level of classification of the item-object, and the cost code module 86 provides the costing method data to the item-object.

The general process on the system 10 for providing the facility condition assessment and fiscal forecasting is shown in the flowchart of Fig. 8. A user enters the system at step 90, and a determination is made as whether the user has requested to input data for financial forecasting purposes, as shown at decision 92. If the user has requested to input data at decision 92, then an appropriate template is given to the user on the data input of the computer system, as shown at step 94, and the computer returns to step 90 and waits for further user interaction. There can be further steps to refine the input data, such as the provision of further templates, other cost or data items, error checking within the template to ensure that all necessary data is present, and that the data is coherent within the template. If the user has not requested to input data decision 92, then a determination is made as to whether the user has requested a report for existing facilities in the system, as shown at decision 96.

If, at decision 96, the user does not request a report, then the process returns to step 90 and awaits further user interaction with the system 10. Otherwise, if the user requests a report at decision 98, then a determination is made as to whether the requested data has an appropriate data template for the requested report, as shown at step 98. If there is not a template at decision 98, then the user is requested to fill the required template to receive the report, as shown at step 100. If the required template is present at decision 98, then the fiscal forecast is generated for one more of the facilities, as shown at step 102 wherein the financial forecast is for at least future fiscal expenditures for one or more of the facilities of the plurality of facilities based upon the input data of the template (such as template 40). Once the forecast model generates the future fiscal information, then the desired report is generated by the system, as shown at step 104. The report is then displayed to the user of the system, as shown at step 106. The report can be displayed on the display of the computer system, such as displays13,19,21 on the computers 12,18,20, be printed on media, stored on the system or sent in electronic format to other computers or storage, or some combination thereof. After display (or electronic transfer) of the report at step 106, the process then returns again to the user-entry wait state at step 90.

The step of inputting data through a template is preferably inputting data through a template based upon the nature of the facilities desired forecasted so as to get the most accurate forecasting data. The step of generating a financial forecast can include any or all of the substeps of forecasting the future maintenance costs, future operational and capital costs, the renovation costs, the replacement cost for the equipment, costs of the systems and processes, or cost data for redundant items at any combination of the facilities. Further, the step of generating a report can be generating a spreadsheet display or graph of the forecasted fiscal expenditures for one or more facilities of the plurality of facilities, generating a capital reserve budget for a predetermined number of future years for one or more facilities of the plurality of facilities, or a combination thereof. The step of generating the report can also include forecasting the future costs per a predetermined unit within the plurality of facilities, or generating a report with a future average expense forecasted for the plurality of facilities.

While there has been shown a preferred embodiment of the present invention, it is to be understood that certain changes may be made in the forms and arrangement of the elements and steps of the method without departing from the underlying spirit and scope of the invention as is set forth in the claims.

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CLAIMS

What is claimed is:

1. A system for assessing the condition and future fiscal needs of a plurality of facilities, comprising:

a template data input provided to a user of the system whereby the user selectively inputs data about the plurality of facilities into the system;

a financial forecasting module that forecasts at least future fiscal expenditures for one or more facilities of the plurality of facilities based upon the input data; and

wherein the system selectively generating reports including the forecasted fiscal expenditures for at least one of the plurality of facilities, the reports displayable to the user of the system.

2. The system of claim 1, wherein the financial forecasting module forecasts the future maintenance costs for one or more facilities of the plurality of facilities.

3. The system of claim 1, wherein the financial forecasting module selectively forecasts the future operational costs for one facilities of the plurality of facilities.

4. The system of claim 1, wherein the financial forecasting module selectively forecasts the renovation costs for one or more facilities of the plurality of facilities.

5. The system of claim 1, wherein the financial forecasting module selectively forecasts replacement costs for the equipment at one or more facilities of the plurality of facilities.

6. The system of claim 1, wherein the financial forecasting module selectively forecasts the amortization of one or more facilities of the plurality of facilities over a predetermined number of years.

7. The system of claim 1, wherein the financial forecasting module selectively forecasts costs for the systems, and processes at one or more facilities of the plurality of facilities.

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8. The system of claim 1, wherein the report is a spreadsheet display of the forecasted fiscal expenditures for one or more facilities of the plurality of facilities.

9. The system of claim 1, wherein the report is a budget for a predetermined number of future years for one or more facilities of the plurality of facilities.

10. The system of claim 1, wherein the report is a graph of the forecasted fiscal expenditures for one or more facilities of the plurality of facilities.

11. The system of claim 1, wherein the financial forecasting module forecasts the future costs per a predetermined unit within the plurality of facilities.

12. The system of claim 1, wherein the financial forecasting module forecasts the operational and capital costs for one or more facilities of the plurality of facilities.

13. The system of claim 1, wherein the template data input requests data to be input based upon the nature of the facilities desired forecasted.

14. The system of claim 1, wherein the generated report forecasts a future average expense for the plurality of facilities.

15. The system of claim 1, wherein the financial forecasting module forecasts cost data for redundant items present at the plurality of facilities.

16. A system for assessing the condition and future fiscal needs of a plurality of facilities, comprising:

a data input means for inputting data through a template, the data input means provided to a user of the system whereby the user selectively inputs data for the plurality of facilities into the system;

a forecasting means for forecasting at least future fiscal expenditures for one or more facilities of the plurality of facilities based upon the data input into the data input means; and

a report generating means for selectively generating reports including forecasted fiscal expenditures for one or more facilities of the plurality of facilities.

17. A method for assessing the fiscal needs of a plurality of facilities using a computer system having a data input and a display, the method comprising the steps of:

inputting data for the plurality of facilities through a template on the data input of the computer system;

generating a financial forecast on the computer system for at least future fiscal expenditures for one or more of the facilities of the plurality of facilities based upon the input data; and

generating a report including the forecasted fiscal expenditures for at least one of the plurality of facilities.

18. The method of claim 17, further comprising the step of displaying the report on the display of the computer system.

19. The method of claim 17, wherein the step of generating a financial forecast includes the step of forecasting the future maintenance costs for one or more facilities of the plurality of facilities.

20. The method of claim 17, wherein the step of generating a financial forecast includes the step of forecasting the future operational and capital costs for one or more facilities of the plurality of facilities.

21. The method of claim 17, wherein the step of generating a financial forecast includes the step of forecasting the renovation costs for one or more facilities of the plurality of facilities.

22. The method of claim 17, wherein the step of generating a financial forecast includes the step of forecasting the replacement cost for the equipment at one or more of the facilities of the plurality of facilities.

23. The method of claim 17, wherein the step of generating a financial forecast includes the step of forecasting costs of the systems and processes for one or more facilities of the plurality of facilities.

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24. The method of claim 17, wherein the step of generating a report is generating a spreadsheet display of the forecasted fiscal expenditures for one or more facilities of the plurality of facilities.

25. The method of claim 17, wherein the step of generating a report is generating a capital reserve budget for a predetermined number of future years for one or more facilities of the plurality of facilities.

26. The method of claim 17, wherein the step of generating a report is a generating a graph of the forecasted fiscal expenditures for one or more facilities of the plurality of facilities.

27. The method of claim 17, wherein the step of generating a financial forecast includes the step of forecasting the future costs per a predetermined unit within the plurality of facilities.

28. The method of claim 17, wherein the step of inputting data through a template is inputting data through a template based upon the nature of the facilities desired forecasted.

29. The method of claim 17, wherein the step of generating a report is generating a report with a future average expense forecasted for the plurality of facilities.

30. The method of claim 17, wherein the step of generating a financial forecast includes the step of forecasting cost data for redundant items present at the plurality of facilities.

31. A method for assessing the fiscal needs of a plurality of facilities using a computer system having a data input and a display, the method comprising the steps of:

a data inputting step for inputting data for the plurality of facilities through a template on the data input of the computer system;

a forecast-generating step for generating a financial forecast on the computer system for at least future fiscal expenditures for one or more of the facilities of the plurality of facilities based upon the input data; and

a report generating step for generating a report including the forecasted fiscal expenditures for at least one of the plurality of facilities.

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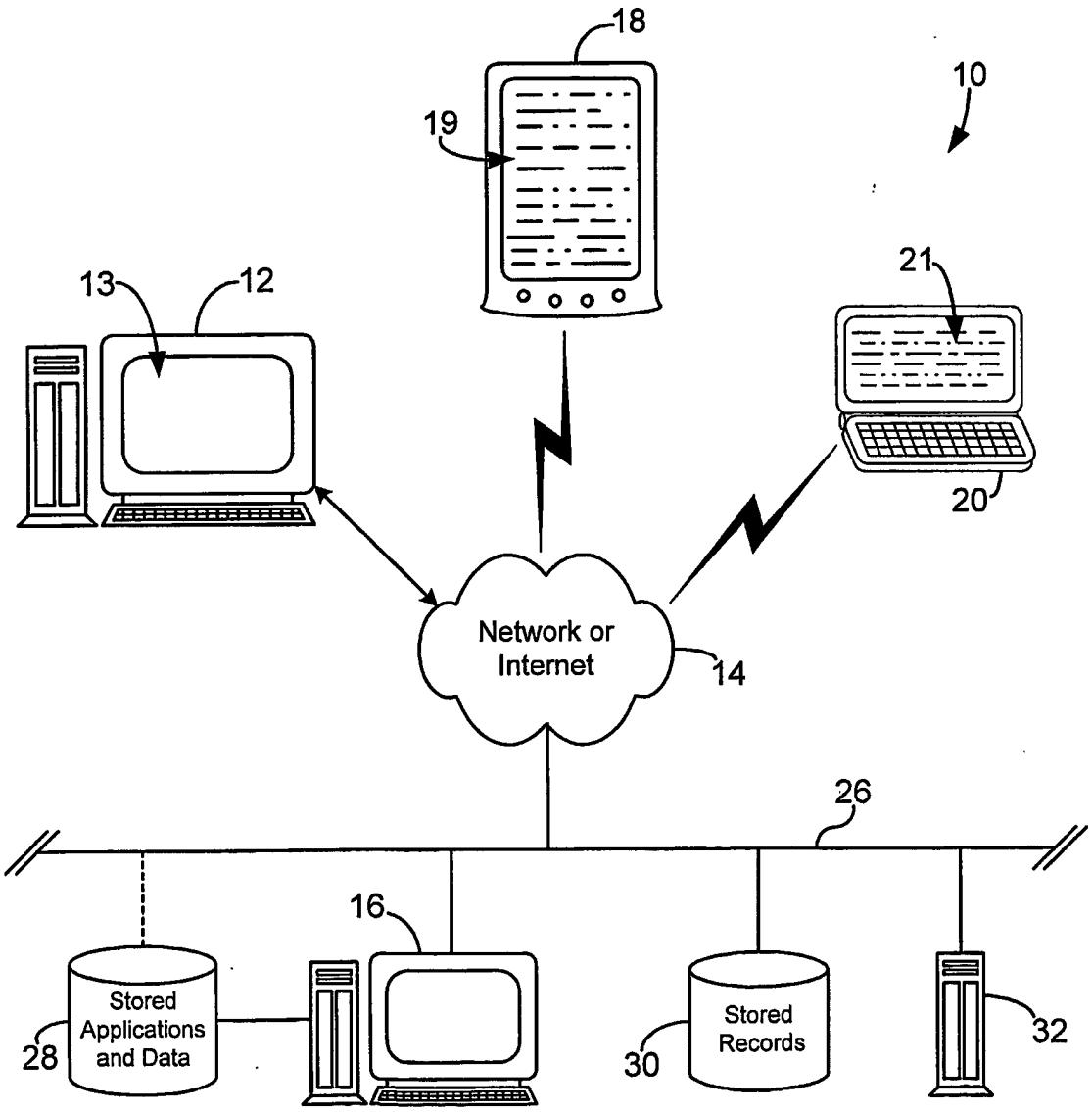

18
19
10
21
13
12
20
Network or
Internet
14
26
16
Stored
Applications
and Data
28
Stored
Records
30
32

Fig. 1

40

42 Cost Category	44 Item Description	46 Installed	48 EUL (years)	50 Quantity	52 Unit	54 Unit Cost	56 Est Cost	58 Pricing Method	60 Expense Class	...
3.04	**Roofs and Moisture Protection**									...
3.04	Replace membrane roof	1997	18	12000	sf	$4		Contract	Capital	...
3.04	General roof repair after exp 10 year warranty	2007	10	12000	sf	$0	$12438	Contract	Operating	...
3.04	Replace shingles	1997	20	225	sq	$175		Contract	Capital	...
3.04	Replace gutters	2003	25	2000	lf	$3	$2064	Contract	Capital	...
										...
3.05	**Exterior Finish and Wall System**									...
3.05	Repair Stucco	2002	30	1	ls	$5000	$5000	Contract	Capital	...
										...
3.06	**Doors, Windows, and Hardware**									...
3.06	Replace Door Opener	1999	10	1	each	$2100		Contract	Capital	...
										...
3.07	**Vertical Circulation**									...
3.07	Elevator 1	1992	25	1	each	$35000		Contract	Operating	...
3.07	Elevator maintenance	2007	15	1	each	$6000	$6000	Contract	Operating	...
3.07	Elevator Overhaul	2002	10	1	each	$10000	$10000	Contract	Operating	...
										...
3.08	**Exterior Paint and Caulk**									...
3.08	Painting	1999	5	1	each	$3500		Contract	Capital	...
3.08	Caulking windows and doors	1997	20	1	each	$3000		Contract	Capital	...
3.08	Painting	2004	5	1	each	$3500	$3610	Contract	Capital	...
										...
3.09	**Special Items**									...
3.09	Fire Extinguishers	1996	7	7	each	$12	$91	Contract	Operating	...

Fig. 2

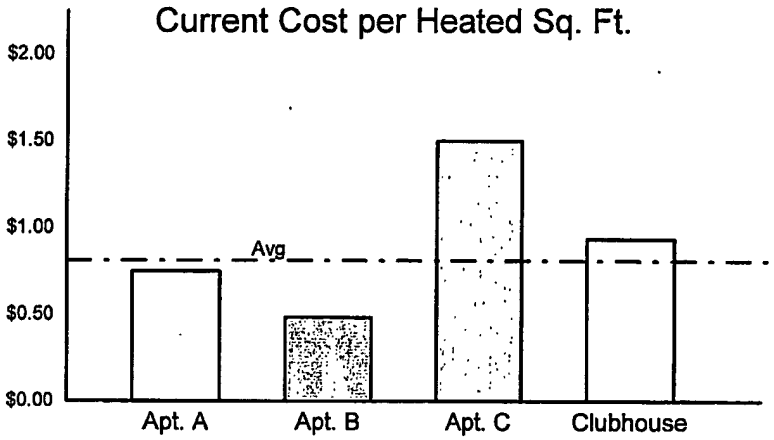


Fig. 3

Summary of Annual Reserves

Facility	2002 Year 2	2003 Year 3	2004 Year 4	2005 Year 5	Total	Average
Apt. A	$618	$1126	$475	$438	$5436	$664.25
Apt. B	$846	$1080	$491	$451	$5393	$717
Apt. C	$669	$1194	$487	$2704	$7510	$1502
TOTAL	$2623	$4146	$1786	$4214	$22272	$3192.25

Fig. 4

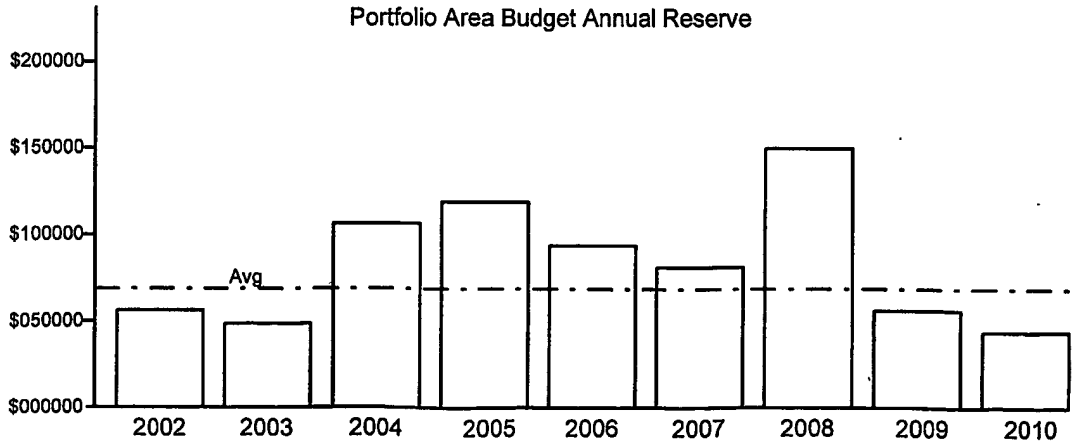
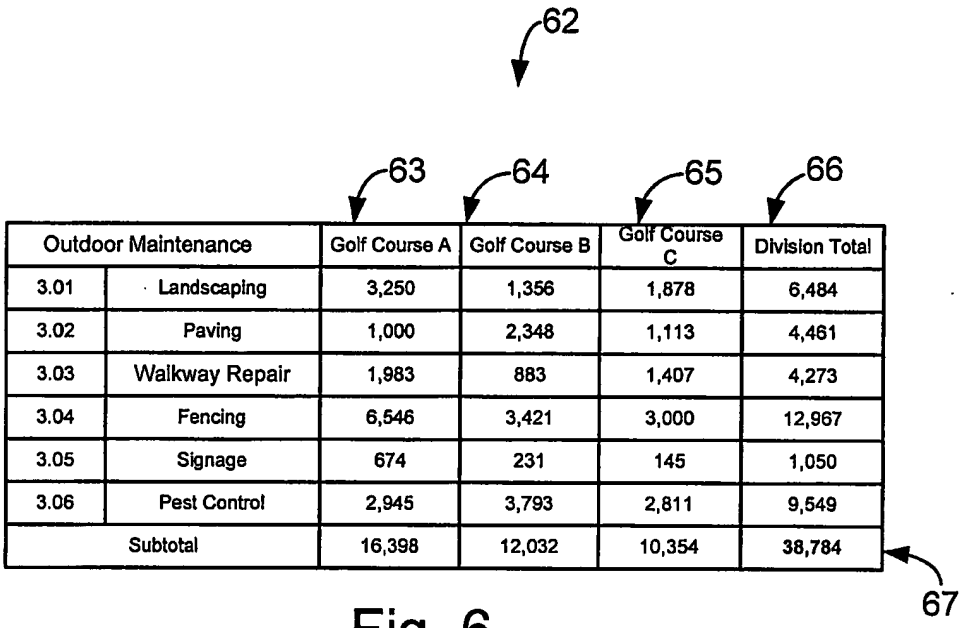


Fig. 5



Outdoor Maintenance		Golf Course A	Golf Course B	Golf Course C	Division Total
3.01	Landscaping	3,250	1,356	1,878	6,484
3.02	Paving	1,000	2,348	1,113	4,461
3.03	Walkway Repair	1,983	883	1,407	4,273
3.04	Fencing	6,546	3,421	3,000	12,967
3.05	Signage	674	231	145	1,050
3.06	Pest Control	2,945	3,793	2,811	9,549
Subtotal		16,398	12,032	10,354	38,784

Fig. 6

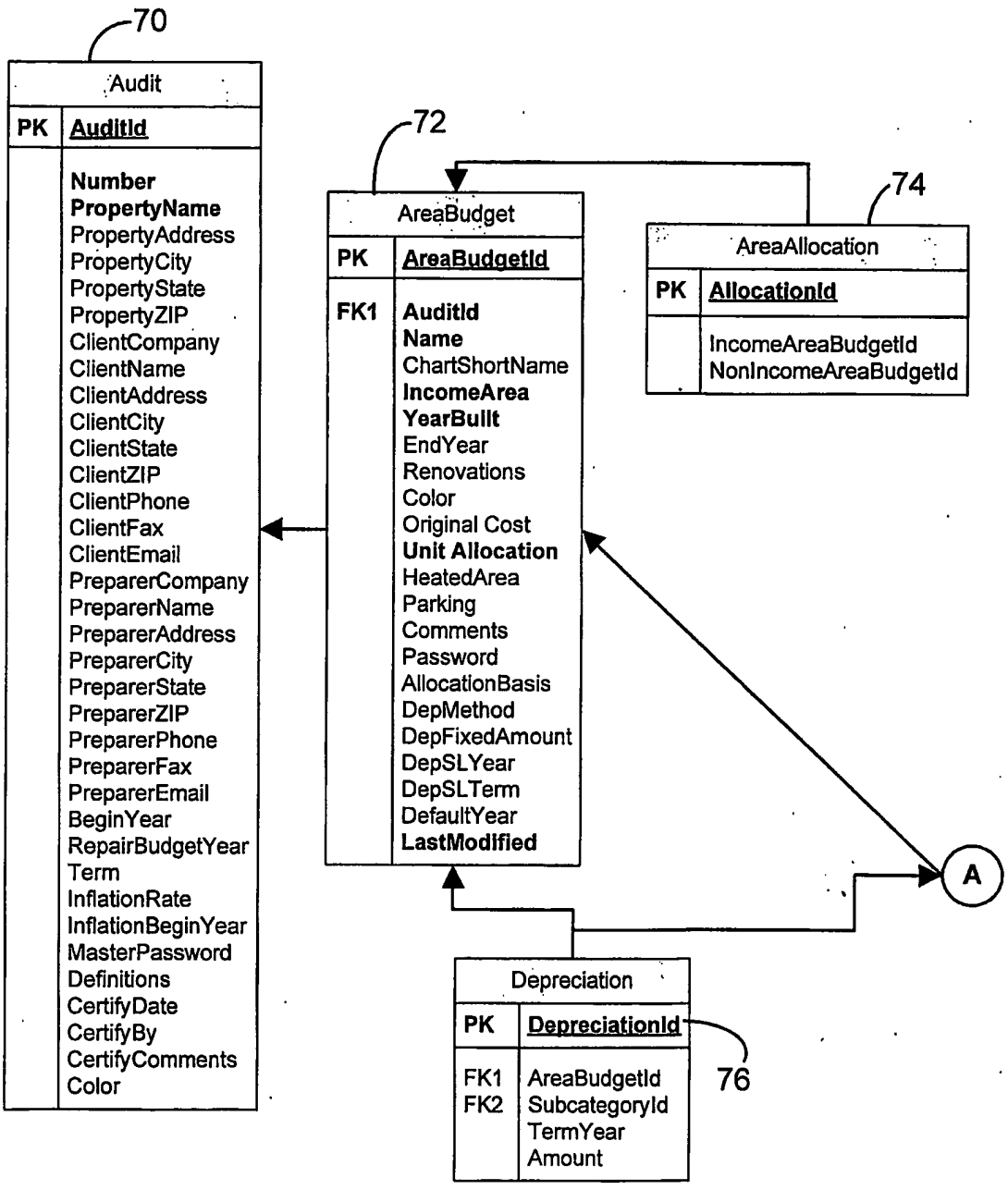
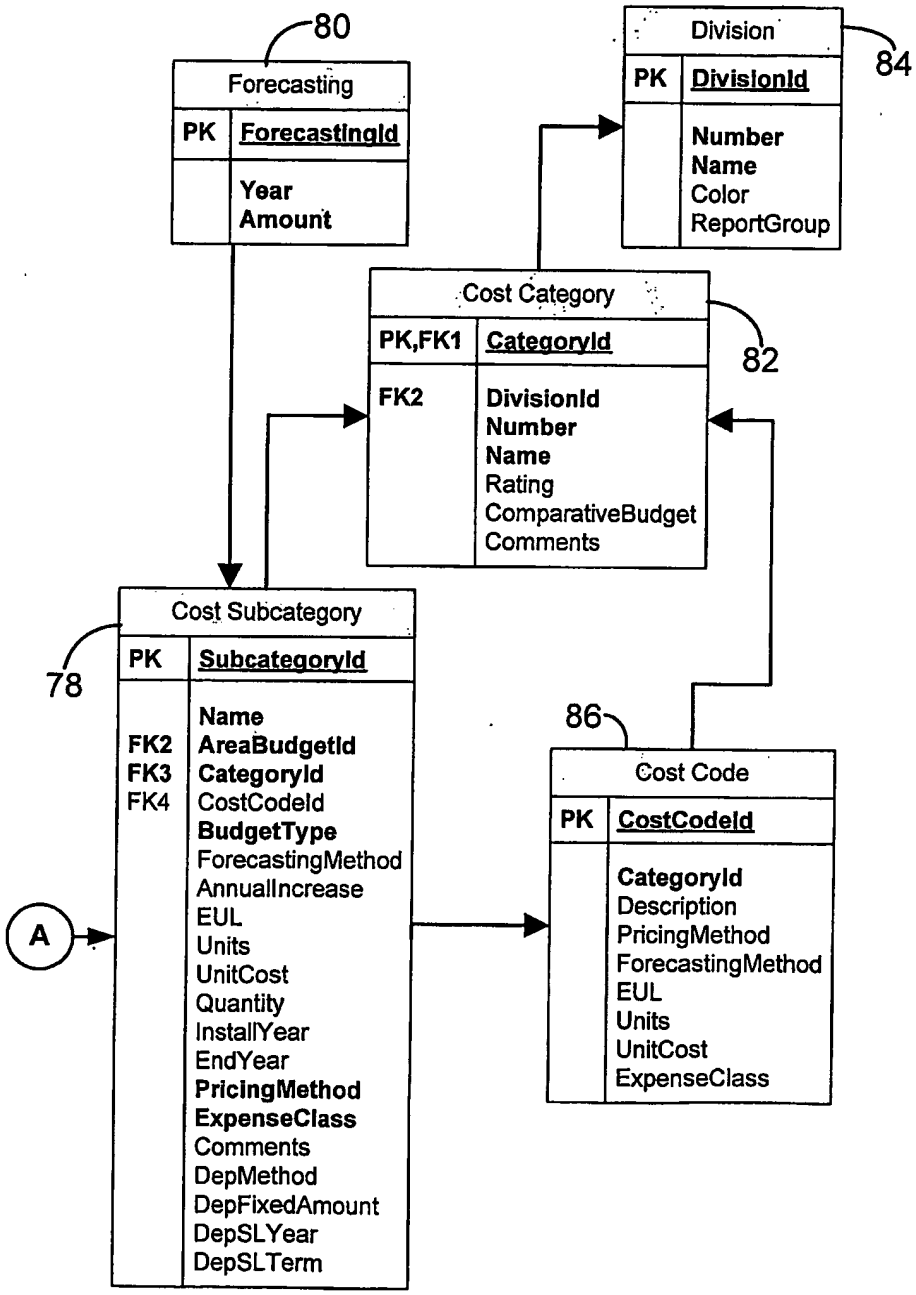

70
Audit
PK
AuditId
Number
PropertyName
PropertyAddress
PropertyCity
PropertyState
PropertyZIP
ClientCompany
ClientName
ClientAddress
ClientCity
ClientState
ClientZIP
ClientPhone
ClientFax
ClientEmail
PreparerCompany
PreparerName
PreparerAddress
PreparerCity
PreparerState
PreparerZIP
PreparerPhone
PreparerFax
PreparerEmail
BeginYear
RepairBudgetYear
Term
InflationRate
InflationBeginYear
MasterPassword
Definitions
CertifyDate
CertifyBy
CertifyComments
Color
72
AreaBudget
PK
AreaBudgetId
FK1
AuditId
Name
ChartShortName
IncomeArea
YearBuilt
EndYear
Renovations
Color
Original Cost
Unit Allocation
HeatedArea
Parking
Comments
Password
AllocationBasis
DepMethod
DepFixedAmount
DepSLYear
DepSLTerm
DefaultYear
LastModified
74
AreaAllocation
PK
AllocationId
IncomeAreaBudgetId
NonIncomeAreaBudgetId
A
Depreciation
PK
DepreciationId
FK1
FK2
AreaBudgetId
SubcategoryId
TermYear
Amount
76

Fig. 7A


80
Forecasting
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Year
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Division
84
PK DivisionId
Number
Name
Color
ReportGroup
Cost Category
PK,FK1 CategoryId
82
FK2 DivisionId
Number
Name
Rating
ComparativeBudget
Comments
Cost Subcategory
78
PK SubcategoryId
Name
FK2 AreaBudgetId
FK3 CategoryId
FK4 CostCodeId
BudgetType
ForecastingMethod
AnnualIncrease
EUL
Units
UnitCost
Quantity
InstallYear
EndYear
PricingMethod
ExpenseClass
Comments
DepMethod
DepFixedAmount
DepSLYear
DepSLTerm
A
86
Cost Code
PK CostCodeId
CategoryId
Description
PricingMethod
ForecastingMethod
EUL
Units
UnitCost
ExpenseClass

Fig. 7B

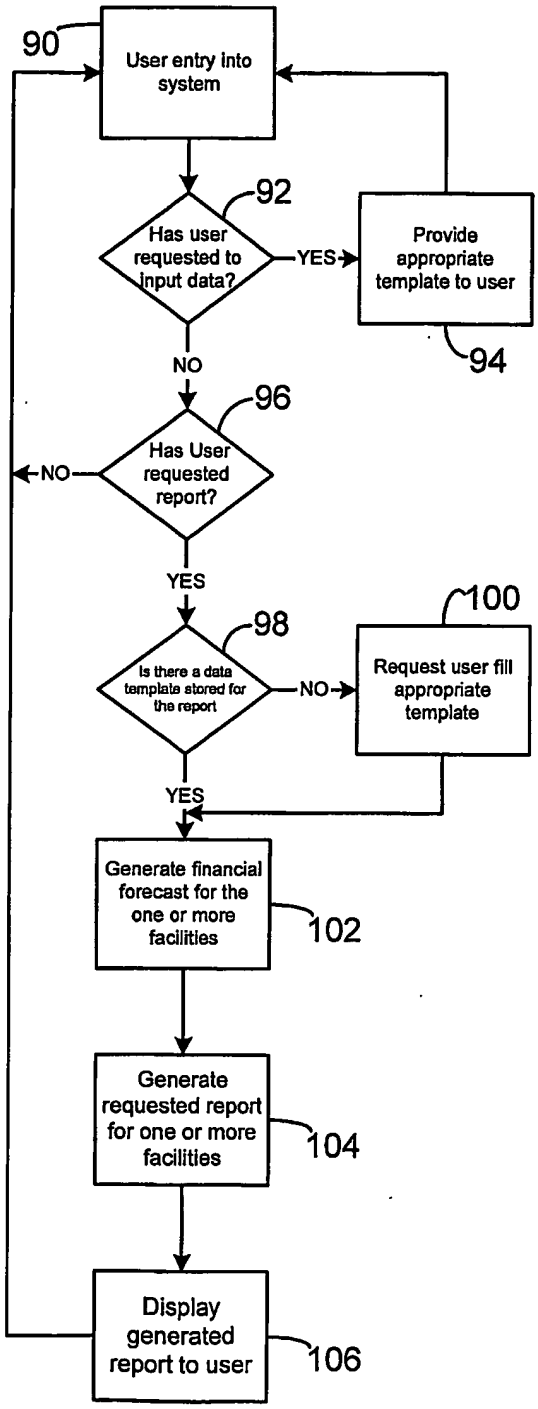
90
User entry into system
92
Has user requested to input data?
YES
Provide appropriate template to user
94
NO
96
Has User requested report?
NO
YES
98
Is there a data template stored for the report
NO
100
Request user fill appropriate template
YES
Generate financial forecast for the one or more facilities
102
Generate requested report for one or more facilities
104
Display generated report to user
106

Fig. 8